



*Environmental Engineering, Civil Engineering
Forensic Engineering, Construction Services*

**ADMINISTRATIVE CONSENT ORDER
PROGRESS REPORT
AUGUST 2018**

**Former United Shoe Machinery Division North Parcel
181 Elliott Street
Beverly, MA 01915**

Prepared for:

Cummings Properties, LLC
200 West Cummings Park
Woburn, MA 01801

Prepared by:

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September 13, 2018

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1.0 INTRODUCTION

This Progress Report was prepared in order to detail the field and sampling activities associated with the former United Shoe Machinery (USM) Division North Parcel at 181 Elliott Street in Beverly, Massachusetts (also referred to as the “Site”). Actions completed in this report relate to the approved Written Proposal/Sampling and Analysis Plan Revision 2 (“SAP”) for the Site dated September 29, 2017 and the Elliott Landing SAP Revision 4 dated September 29, 2017 (“Elliott Landing SAP”). Refer to the attached **Figure 1** for the site locus and **Figure 2** for the site plan.

This Site has been identified in the RCRA 2020 Corrective Action Universe list established by the United States Environmental Protection Agency (EPA). By the year 2020, EPA and the authorized states plan to have largely completed the work of implementing final remedies at all facilities requiring Corrective Action. This Site is listed under site number MAD 043415991 as USM Machinery Division. As part of the RCRA 2020 program, EPA is overseeing an audit of the historical remedial actions conducted at the property by the former property owner, Stanley Black & Decker. EPA Region 1 has been working with the current owner’s representative, Cummings Properties, LLC, on this Site since 2009, and in EPA’s opinion, more sampling data are potentially needed to, among other things, understand whether vapor intrusion may be impacting indoor air quality and posing a threat to human health.

As part of EPA’s audit and review of existing sampling data, EPA requires further examination to determine:

- whether vapor intrusion is occurring at locations identified by EPA, including but not limited to, buildings 100, 500, and 600;
- whether contamination exists in the Shoe Ponds that presents ecological risk to aquatic life;
- whether all underground storage tanks have been removed or properly abandoned, if there are releases to the environment from the tanks, and the nature and extent of any migration of contamination from existing tanks;
- whether residual polychlorinated biphenyl (PCB) contamination exists on the fourth floor of Building 100 (formerly occupied by the North Shore Regional Vocational School) in or proximate to the former machine shop and any other area on-site where PCBs were used/managed/released and/or identified as a contaminant of concern; and

- whether the PCB disposal areas (former chip grind shed and former ballfield area) meet the requirement of 40 CFR § 761.61 and the January 9, 1997 approval letter from EPA, including but not limited to the following:
 - (1) required protective cover,
 - (2) required cover maintenance,
 - (3) required AUL documentation, and
 - (4) appropriate documentation to verify that stabilized PCB contaminated soils were placed at least one foot above the high water table so that no migration of PCBs to groundwater is occurring.

These requirements were set forth in an Administrative Consent Order (ACO) between EPA and Cummings Properties, LLC with an effective date of April 13, 2017.

Specifically, this report documents actions that have taken place in August 2018 in furtherance of the work required in the ACO. Work was done in accordance with the SAP and the Elliott Landing SAP as updated September 29, 2017.

2.0 AUGUST 2018 ACTIVITIES

No field sampling was performed in August 2018. There were no scheduled field activities based on the SAP or the Elliott Landing SAP.

Actions taken in August 2018 included the submittal of the July 2018 Progress Report on August 29, 2018 along with a Baseline Site Risk Characterization (based on the results of the vapor intrusion sampling). The preparation of the Risk Characterization began in July 2018 and the document was submitted to EPA on August 14, 2018.

In addition, as documented previously, Massachusetts Department of Environmental Protection (DEP) issued a Notice of Responsibility (NOR) to Cummings Properties on June 28, 2018, related to indoor air samples collected at the Site. The NOR set forth a 60-day timetable within which to submit an Immediate Response Action (IRA) Plan. The IRA Plan was submitted to Massachusetts DEP on August 27, 2018.

3.0 NEXT SCHEDULED ASSESSMENT ACTIVITIES

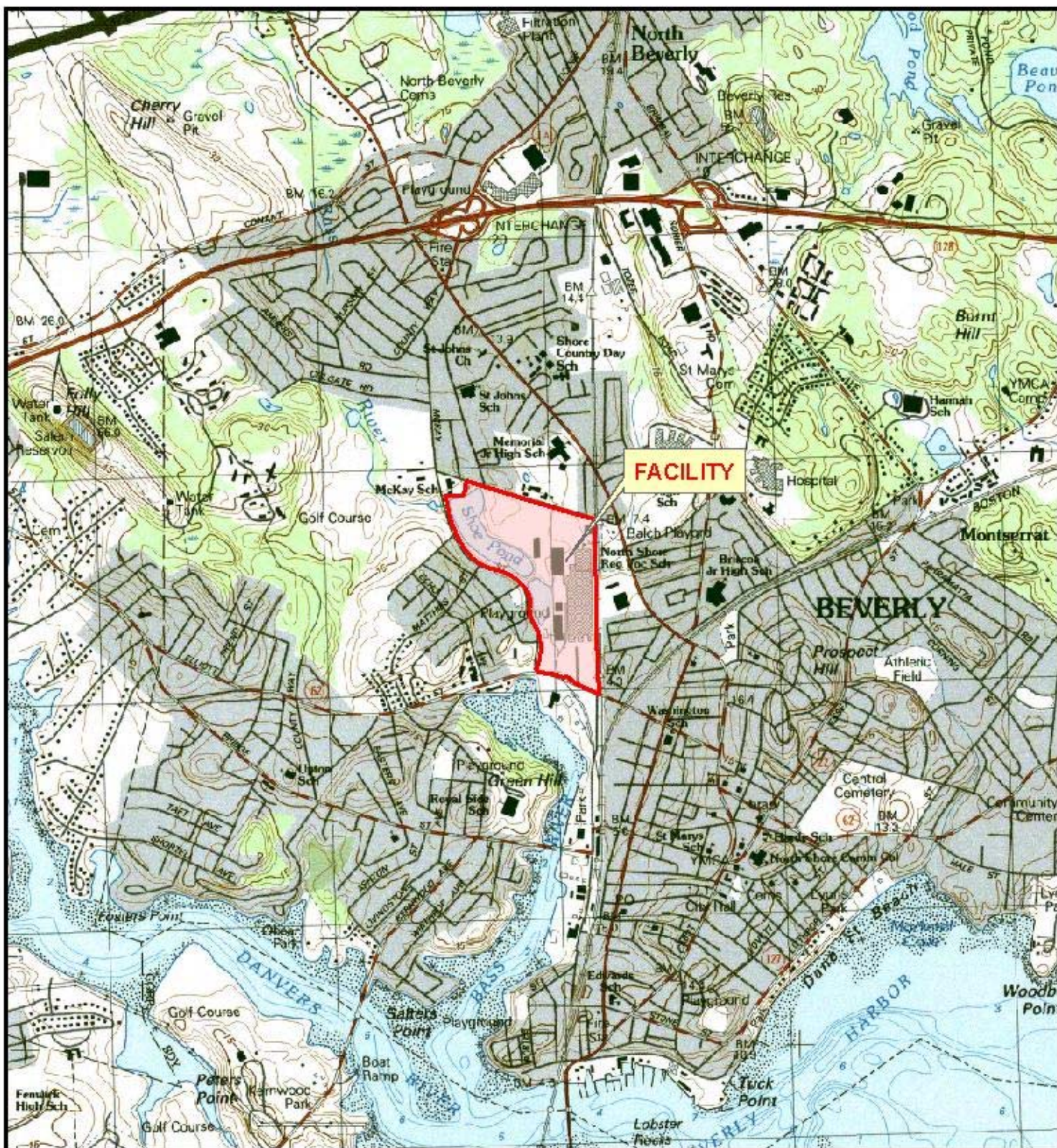
In accordance with the Site SAP and the Elliott Landing SAP, the next assessment activities include sampling of groundwater wells related to historical groundwater contamination and PCB sampling from interior floor samples inside Building 100 at the former vocational school machine shop location. These sampling activities are expected to occur on September 27, 2018 and September 29, 2018,

respectively. Sampling results will be included in a Progress Report to be submitted to EPA following receipt and evaluation of the data.

FIGURES

Figure 1 – Locus Plan

Figure 2 – Site Plan



SITE COORDINATES
 Longitude: -70.8871 W
 Latitude: 42.5596 N
 UTM 4,713,634m N
 345,086m E



Approximate Scale: 1 inch = 2,000 feet (1:24,000)

Figure 1 - Locus Plan

Project Number: 12201
 Client: Cummings

Created By: EAF Date: 03/15/12
 Checked By: BH Date: 03/15/12

Former United Shoe Machinery North Parcel
 181 Elliott Street
 Beverly, MA

Reference: MassGIS USGS Quadrangle: SALEM and MARBLEHEAD NORTH
 Image: M\12201_Beverly\2012\Figures

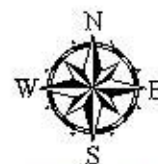


FIGURE 2

SITE PLAN

FORMER UNITED SHOE
MACHINERY NORTH PARCEL
181 ELLIOTT STREET
BEVERLY MA

LEGEND

-  STABILIZED SOIL DISPOSAL AREA
-  TANKS
-  FSL-X PROPOSED WELL
-  HISTORIC PHASE II WELL

NORTH 



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NOTE:
Locations taken from Haley & Aldrich Plan
Dated October 30, 1997.

SCALE:	1'=125' +/-
DRAWN:	RT
CHK'D:	BAH
DATE:	3/29/17
DATE REV:	3/12/18